

PLANNING DIVISION

# TEMPORARY USE PERMIT

**DATE OF PERMIT ISSUANCE:** September 20, 2010

**LAND USE ACTION FILE NO.:** LUA10-062, TP

**PROJECT NAME:** Faith Temple Community COGIC Temporary Use Permit

**PROJECT MANAGER:** Rocale Timmons, Associate Planner

**OWNER/APPLICANT:** Faith Temple Community COGIC  
300 3<sup>rd</sup> Ave S  
Renton, WA 98055

**CONTACT (if other than Owner):** Rev. Levi Bell  
7827 S 114<sup>th</sup> St  
Seattle, WA 98178

**PROJECT LOCATION:** 300 3<sup>rd</sup> Ave S

**DATE OF EXPIRATION:** September 20, 2011

**PROJECT DESCRIPTION:** The applicant is requesting Temporary Use Permit (Tier II) in order to change the existing funeral home use into a religious institution for Faith Temple Community COGIC. There are no additions or structural changes proposed to the existing 7,000 square foot building. The proposal includes the retention of 29 surface parking stalls. The subject property is located on the northeast corner of S 3rd St and Shattuck Ave S at 300 S 3rd St. The project site totals 18,166 square feet in area and is zoned Center Downtown (CD).

Currently a Religious Institution use is permitted as a Conditional Use Permit granted by the Hearing Examiner. There is currently a proposal to re-evaluate which permits would be necessary for religious institutions to operate in the City's commercial zoning designations. Given the similarity of the former and proposed uses and the fact that there are no physical improvements necessary; the City finds that a Temporary Use Permit is justified in this circumstance. Additionally the applicant will need to comply with the new terms and conditions for religious institutions after the sunset date of the Temporary Use Permit.

The following Tier II Temporary Use Permit is hereby approved and subject to the following conditions:

**CONDITIONS OF APPROVAL:**

DATE OF PERMIT: September 20, 2010

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- 1) Upon expiration of the Temporary Use Permit, Faith Temple Community Church shall be required to obtain all necessary permits in order to operate a religious institution per City Code.

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[SIGNATURE ON FILE]

C.E. "Chip" Vincent, Planning Director  
Planning Division

\_\_\_\_\_  
Date

**APPEALS: Appeals of permit issuance must be filed with the City of Renton Hearing Examiner by 5:00 p.m. on October 4, 2010.** Appeals must be filed in writing, together with the required fee to the City of Renton Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. City of Renton Municipal Code Section 4-8-110 governs appeals to the Hearing Examiner. Additional information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.